

Main Street Revitalization Loan Program
Five Year Cash Flow Proforma

Name: _____
 Address: _____

Escalators:

Income: _____ Vacancy: _____
 Expenses: _____ Management Fee: _____
 Reserves: _____

Income:	Historical			Year 1	Year 2	Year 3	Year 4	Year 5
	1999	2000	2001	2002	2003	2004	2005	2006
Gross Rent Revenue - 100%								
Other Revenue*								
Less: Vacancies								
Net Rental Revenue (NRR)								
Operating Expenses:								
Advertising								
Office Salaries								
Office Supplies								
Management Expense								
Manager Salaries								
Auditing/Bookkeeping Expense								
Telephone								
Electricity								
Water								
Gas								
Janitor & Cleaning Payroll								
Janitor & Cleaning Supplies								
Exterminating								
Waste Removal								
Grounds Expense								
Repairs & Maintenance								
Real Estate Taxes								
Payroll Taxes								
Insurance								
Other Expenses:								
Total Operating Expenses								
Net Operating Income								
Reserve Replacement Funds								
Adjusted N.O.I.								
1st Mortgage Debt Service								
2nd Mortgage Debt Service								
Total Mortgage Debt Service								
Net Cash Flow								
Debt Service Ratio:								

* Exclusive of Financial Revenue